

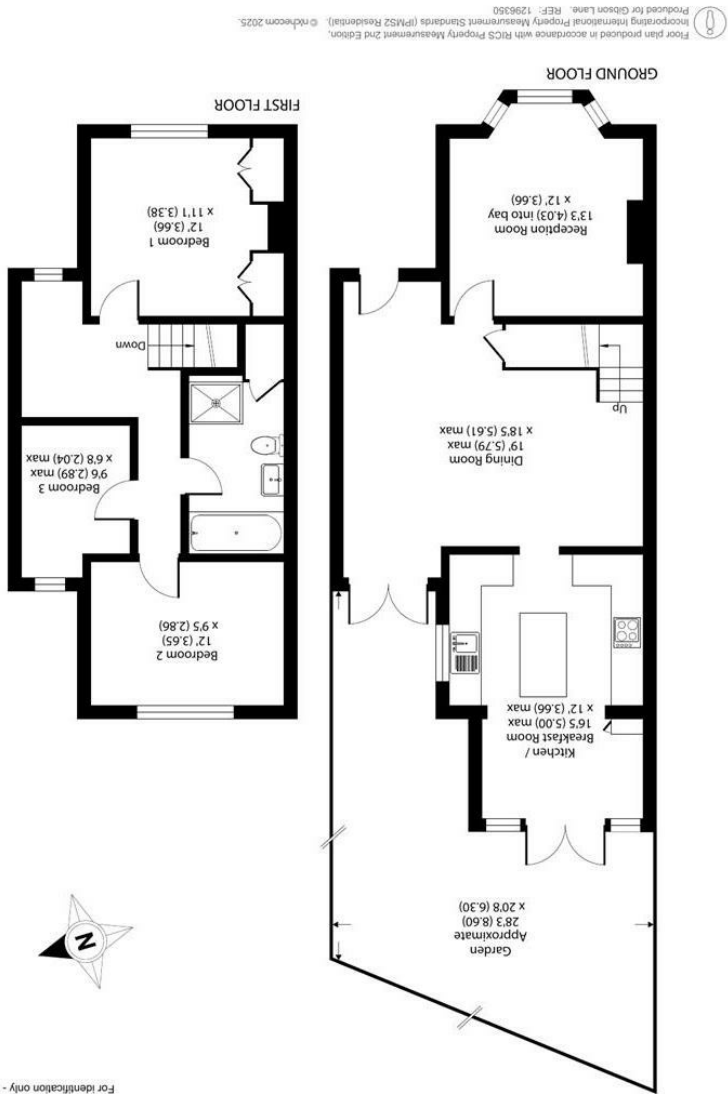
England & Wales	
EU Standard	2020/1815
Energy Efficiency Rating	A
Environmental Impact (CO ₂) Rating	A

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34 Richmond Road
Kingston upon Thames
Surrey
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gibson lane

Approximate Area = 1129 sq ft / 104.8 sq m
For identification only - Not to scale



Acre Road
Kingston Upon Thames KT2 6ES



Guide Price £825,000

- Detached Victorian House
- Three Bedrooms
- Off Street Parking
- North Kingston Location
- Well Presented Internally
- Modern Bathroom with Bath and Separate Shower
- No Onward Chain
- EPC Rating - D
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An exquisite Victorian detached house situated on this sought after road in North Kingston, the property has been sympathetically extended over the years to provide a well balanced layout perfect for entertaining and family life. The ground floor comprises of front reception room with stunning bay window and wood burning stove, generous dining room, modern eat in kitchen with patio doors leading out onto a delightfully landscaped private west facing walled patio garden with established grape vine and trailing pear tree both of which produce incredible fruit! The upper floor provides two double bedrooms, single bedroom and modern bathroom with both bath and separate shower. Externally the property has the bonus of off street parking to the front and is also being sold with No onward chain.

Situation

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

